

Housing Strategies to Strengthen Communities and Improve the Quality of Life



Riverside County

2007 Housing Conference:
Exploring the Possibilities

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May 3, 2007

California Department of Housing
and Community Development

Local Government Role

Most critical decisions about supply and affordability of housing occur at local level



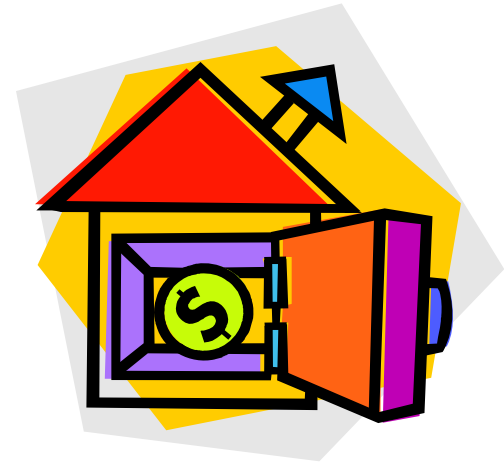
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Housing Finance Strategies

Redevelopment LMI Fund

Housing Trust Funds



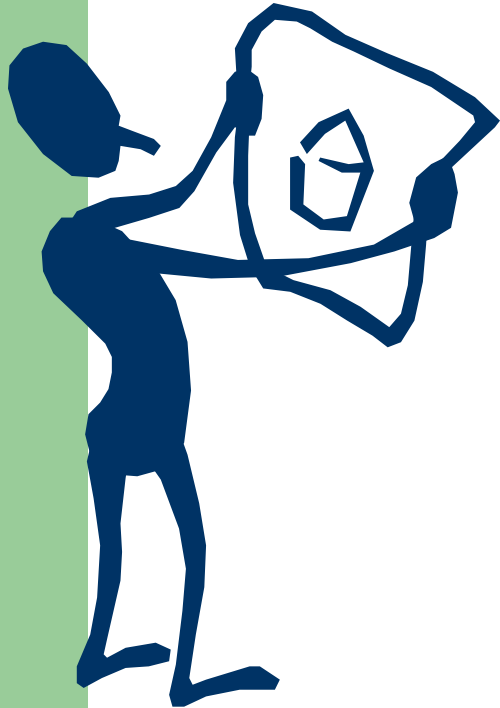
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Maximize Use of Federal and State Funding Resources

- Partner with Development Community to assist in applications for Funds
- Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
- Leverage HOME & CDBG funds or actively participate in Urban County or HOME consortia
- Advocate Federal government maintain historic role in providing housing resources (CDBG, HOME, Housing Choice Vouchers)
- Advocate for new Federal resources—New Housing Trust Fund (H.R. 1852)
- Support efforts to establish State Permanent Funding Source

Effectively Use Local Resources



- **Expand efforts to improve effective and timely use of local redevelopment funds (Spend, Spend, Spend)**
- **Consider increasing redevelopment set-aside for low and moderate income household**
- **Evaluate establishing local housing trust fund**

Maximize Private Sector Pipeline of Capital

- Partner with private lenders to expand housing finance products: LEM, EEM, Credit Enhancement Programs
- Reward local lenders with exemplary records of compliance with Federal Community Reinvestment Act
- Consider opportunities to tap into underutilized resources: pension funds

Explore Non-Traditional Funding Resources

- **Coordinate with and use Transportation Funds to reward infill and higher density housing along transit corridors**
- **Work with Business and Industry Groups to explore Employer Assisted Housing programs**



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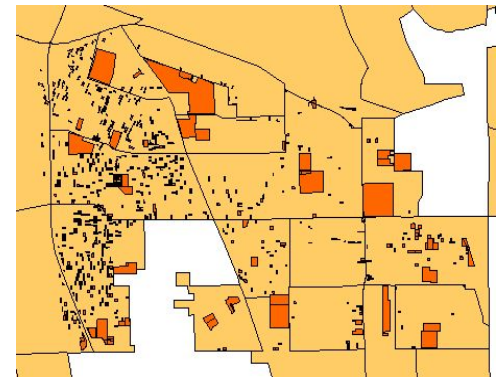
HOUSING AND LAND USE STRATEGIES



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Land, Land, Land



- **Provide an adequate supply of appropriately zoned land**
- **Establish minimum densities**
- **Redevelop/Recycle underutilized land to more intensive uses**
- **Convert older public/institutional/commercial buildings to residential thru adaptive reuse or historic preservation**
- **Zone & promote infill, compact, TOD, walkable, areas to reduce pressure on agriculture and open space resources**

Promote Housing Choices

- Higher density multifamily
- SROs
- Supportive housing
- Manufactured housing
- Second Units
- Duplexes
- Fourplexes



Regulations Promote Vision

- **Shared parking to promote mixed uses**
- **Reduced parking for TODs**
- **Consider parking alternatives and caps**
- **Building Codes/zoning allow/promote adaptive reuse**
- **Increase Height Limits**
- **Flexible setbacks and lot coverage requirements**

Time is Money



- **Streamline Processing Requirements**
- **Institute one-stop shop**
- **Allow concurrent processing**
- **Assign project manager to work project through local process**
- **Provide pre-application consultation**
- **Provide pre-approved prototypes**

Money is Money

Reduce or Waive Fees

Allow payment of fees at certificate of completion or occupancy



Increase Development Certainty

- **Zone land for multifamily without CUP**
- **Relegate more permitting to administrative decisions**
- **Develop written, objective design standards**
- **Update master CEQA documents at plan level to facilitate negative declarations**
- **Promote use of CEQA infill exemption**
- **Seek Brownfield cleanup funds**

Plan for Special Needs Populations

Homeless

- Make ending homelessness a priority
- Ensure zoning allows development of emergency shelters and transitional housing
- Establish homeless prevention strategies: Housing Support Centers, improve access to supportive and employment services



Farmworkers

- Ensure zoning and development standards allow a variety of housing types to meet needs of permanent and migrant farmworkers.
- Partner with agriculture community to fund housing programs
- Provide multi-lingual outreach and materials

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Promote Green Building and Energy Efficiency

- Orient homes to maximize natural day lighting and promote use of photovoltaic systems
- Promote use of light-colored “cool roofs”
- Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials
- Partner with Utility Companies to promote energy rebate programs
- Streamline processing for approved green building



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Educate, Engage, Enlist

Public Participation Matters

- **Start with RESPECT**
- **Plan for meaningful participation**
- **Encourage and enable broad-based participation**
- **Provide usable information—focus on facts**
- **Promote shared learning**
- **Define vision and framework first**
- **Promote real dialog**
- **Ensure feedback loop**
- **Work towards common ground**
- **Ensure transparency**
- **Follow-through**



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Educate, Engage, Enlist

Use New Technology:

- Visual Preference Surveys
- Participatory land use mapping
- Computer simulation as public participation tools



For Example:



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Preserve and Improve Existing Housing

- Coordinate housing inspections with rehab programs
- Designate neighborhoods for targeted rehab and public improvement programs
- Provide stable zoning to preserve affordable housing
- Adopt policies to require enforcement agency to consider housing element need when deciding whether to order repair or vacation of property
- Establish early warning system and monitor at-risk housing

Promote Affordability & Address Special Housing Needs

- Inventory public surplus land—prioritize for affordable housing
- Provide funding for land write downs to assist with tax credits
- Provide incentives to encourage 3 or more bedroom units for large families and use CDBG or Redevelopment funds to rehab units to add bedrooms
- Support Sweat Equity and Self-Help programs to increase homeownership



When there is enough
housing that is affordable...



Children have stable neighborhoods and healthy
environments...

When they thrive...the community thrives.

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